

## Lemanis House, Stone Street, Lympe, CT21

To Rent - £485 pcm



, 400 sq. feet (37.16 sq. meters), Office

Office space with communal kitchen facilities and toilets. Each office is individually alarmed and there is a main entrance security system and intercom, which is operational from each office. All costs apart from cleaning of individual offices are included.

### DESCRIPTION

Ground Floor Office for rent comprising one large and one small room.

2 car parking spaces are allocated. There is additional parking for visitors.

Size: Total 400 square feet.

Rent: £485 + VAT per month.

Broadband £45 + VAT per month

**Business Rates:**

Tenants are responsible for their own business rates if applicable.

**TERMS**

Lease for 3 years (length of lease is negotiable). Whilst the lease is being prepared you are required to take out a Licence for up to 6 months which is prepared by the Landlord. During this 6 month period a Lease will be prepared by the Landlord's Solicitor and agreed by both parties.

Landlord pays legal fees for the lease, however 50% of these fees will be deducted if tenant vacates during the initial Lease period.

6 months' notice for both parties to vacate the office.

2 month's security deposit (no VAT) + 1 month's rent in advance + VAT. (The security deposit is refundable within 1 month of vacating the office, however a fee will be deducted for wear & tear)

Energy Performance Certificate: (C) - 74 valid until November 2028.

Please do not hesitate to contact Kris Foster MRICS from Motis Chartered Surveyors in Folkestone for further details on 01303 212025.

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**Contact**

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